

DRAFT NEGATIVE DECLARATION

October 30, 2008

Project Name: Heritage Park Master Plan Improvements

Environmental Setting: Please refer to the Initial Study

Project Description: Please refer to the Initial Study

**This Document is Considered Draft Until it is Adopted by the Appropriate
County of San Diego Decision-Making Body.**

This Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study/Environmental Checklist Form
1. California Environmental Quality Act Negative Declaration Findings:

Find, that this Negative Declaration reflects the decision-making body's independent judgment and analysis; and, that the decision-making body has reviewed and considered the information contained in this Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.
2. Required Mitigation Measures:

None.
3. Critical Project Design Elements That Must Become Conditions of Approval:

None.
4. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Draft Negative Declaration were distributed to:

Federal, State, and Local Agencies

State Clearinghouse
California Department of Fish and Game – South Coast Region
California Department of Parks and Recreation, Office of Historic Preservation
San Diego Regional Water Quality Control Board
County of San Diego, Department of Parks and Recreation
County of San Diego, Department of Public Works
County of San Diego, Department of Planning and Land Use
County of San Diego, County Clerk
County of San Diego, Historic Site Board
City of San Diego
City of San Diego, Historic Resources Board
Entitlements – Development Services
Land Development Review – Development Services

Other Entities

Mission Hills Branch Library
San Diego Archaeological Society
Historic Site Board
Old Town Community Planning Committee
Save Our Heritage Organisation

Adjacent Property Owners/Occupants

Corp of the President of San Diego Stake of the Church of Jesus Christ
Mark A Woodmansee
St. Clair-Delapa Survivors Trust
Jeffrey D Lewin
Lawson Family Trust
Mckenzie Community Property Trust
Delavega Family Trust
Arthur Madonian
Timothy & Lisa Grohman
Louis & Laura Alexander
Stampp Corbin
Scott Bishop
E M Trust
2MG Trust
Laura Stoia
Fred Plevin
Laura Schoenberg
Melba Provence
Robert & Patricia Giles
B L K Family Trust
Oneal Community Family Trust
Shoki Trust
Leonardo Cohen

Russell & Verlayne Robinson Family Trust
Steven Bernstein Trust
John Einck Revocable Trust
Robert & Karen Hansen
Cass Family Trust
Luce Family Trust
June D Moeser Trust
Weinman Family Trust
Burkard Inter Vivos Trust
Tom Ranglas Jr
Robert W Grove II
Harney Hospitality LP
Eve Hearne Separate Property Trust
Stiel Living Trust
Matthew H Rattner Trust
Chiriboga Hahn Family Trust
Marguerite Eriksson Trust
Thomas & Jennifer Janes
Alberto Pulido & Irene Spencer
Brian Hartman & Claudia Tiefenbacher
Daniel E Merrill Trust
David Dimarino Revocable Trust
Hideko Dorsey Trust
Mark R Wallen
Faucett Family Trust
Bradley Thompson Separate Property Trust
Debra L Seaburg Trust
Pekin 1992 Family Trust
Linda R Smith
Kimberly Claffy
Edward Dahlkamp Family Trust
Victor & Thelma Lindblade PDS Tax Service
Schubert Investments Co
John Sedlack Revocable Trust David Johnson a ET AL
Paul M Palumbo
Robert & Margaret Townsend
Daggett Family Revocable Intervivos Trust
Frederick Schwartz Trust
Richard Rasmussen & Patricia McDonald
Javier & Maria Aguilar
Ronald K & June B Davis
Zahir & Tanya Romaya
2405 Juan Street LLC
Watson Family Trust
David J Zderic Trust
Aaron & Jessica Quesnell

Jim & Sallie Haight Family Trust
Richard & Mary Peck Family Trust
Howard & Rima Frederickson
Floy Minter Living Trust
Michael Lipman & Jennifer Curran
Kenneth Sherborne 1997 Trust
Harry, Nelda & Arlen Greer
Chris Weaver Trust
David and Esther Janowsky Living Trust
Kirkhuff Trust
Cem Esin
Leroy & Mary Miller
Susan Heavilin
McMahan Living Trust
Janet Vanarsdale
Thomas & Marion Shafer
Hugh Mahrling
Michael Bursaw
Roger Freeman
Jeffrey Simenton & Kimberly Howatt
Terry Sinnott, Sinnott Revocable Trust
Vincent Mowrey
Frye Family Trust
Phyllis E Wilson
Robert & Marjorie Vanwinkle
Grace Precoda
Old Town Retail LLC
Olson Survivors Trust
Ken Vanloh
Daniel R Loomis
McCloughlin Revocable Family Trust
Congregation of the Sisters of Charity of the Incarnate Word
Chase Family Trust
Gregory Netzer
Mitchell Family Trust
Lemke Family Trust
Christine A Newman
Chivers Family Trust
David R Bevilaqua
Craig Caldwell
Eve Hearne Separate Property Trust

5. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the Draft Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the Draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the Draft Negative Declaration are available for review at: County of San Diego, Department of Parks and Recreation, 9150 Chesapeake Drive, Suite 200, San Diego, CA 92123 (attention Megan Hamilton).

ADOPTION STATEMENT: This Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

San Diego County Board of Supervisors (Decision-Making Body)

on _____ (Date/Item #)

Megan Hamilton, Group Program Manager
County of San Diego, Department of Parks and Recreation

Date of Draft Report

Date of Final Report

October 30, 2008

**CEQA Initial Study - Environmental Checklist Form
(Based on the State CEQA Guidelines, Appendix G Rev. 10/04)**

1. Project Title:

Heritage Park Master Plan Improvements

2. Lead agency name and address:

County of San Diego, Department of Parks and Recreation
9150 Chesapeake Drive, Suite 200
San Diego, CA 92123

3. a. Contact: Megan Hamilton, Project Manager
b. Phone number: (858) 966-1377
c. E-mail: megan.hamilton@sdcounty.ca.gov.

4. Project location:

The project site is located at the existing Heritage Park in Old Town San Diego. Heritage Park consists of 7.86 gross acres; however, proposed project improvements are located in the existing, developed portion of the site (approximately 5.1 acres). The project site is located at 2454 Heritage Park Row northeast of Juan Street and southeast of Harney Street in Old Town San Diego, California. The APN for the project site is 443-340-34. Figures 1 and 2 depict the regional location and project site vicinity, respectively.

Thomas Brothers Coordinates: Page 18, Grid J6

5. Project Applicant name and address:

Bob Richardson, Director of Development
Pacific Hospitality Group
11250 El Camino Real, Ste.100
San Diego, CA 92130

6. General Plan Designation

Community Plan:	Old Town San Diego Community Plan
Land Use Designation:	Old Town San Diego Planned District (OTSDPD) Public Property D
Density:	Not Applicable

- | | | |
|----|---|--|
| 7. | Zoning:
Use Regulation:
Minimum Lot Size:
Special Area Regulation: | OTSDPD – Public – Prop D
Not Applicable
Not Applicable
Not Applicable |
| 8. | Description of project | |

Background

The proposed project involves improvements to the existing Heritage Park, located in the Old Town Community Plan area of the City of San Diego. Although located in the incorporated boundaries of the City of San Diego, the County of San Diego owns and operates Heritage Park.

In 1971, the County of San Diego approved a Plan for Developing and Operating Heritage Park (Document No. 446 847) and subsequently in 1972, approved an amendment to the plan per Contract No. Calif. OSA-461- (G). The approved (and as amended) plan contemplated the placement of eighteen (18) Victorian style historical structures and a visitor parking area, although only a portion of the originally contemplated improvements were constructed. Figure 3 depicts the current County approved 1972 conceptual site plan.

In May, 1973, mass grading, fill, landscaping and utility improvements, and paving occurred on approximately 5.1 acres of the site. Approximately 50,000 cubic yards of fill was imported to the site. Existing fill depths reach 26 feet, as indicated by the existing depth of the sewer line in the western portion of the site. Seven Victorian structures were relocated to the site from other portions of the City, over a period of five years between 1973-1978.

The existing Heritage Park contains seven Victorian structures, landscaping, utilities, manufactured lawns, parking and an internal circulation roadway. The uses include bed and breakfast hotel rooms, offices, public restrooms, and Heritage Hall, used for such events as wedding ceremonies. In addition, there are currently 45 parking spaces within the project site. Figure 4 provides a current aerial of the site. Also shown is the general location of proposed improvements within the context of the existing site.

Proposed Development

The proposed development will include the construction of four new structures, renovation of existing structures, modified landscaping, and other minor site improvements. Minor site improvements would include, but not be limited to, the addition of pedestrian benches, possible addition of lighting for security and aesthetics, planting additional trees, fire pit, landscaping improvements for the purposes of controlling water quality associated with runoff, hardscape/walkways around buildings, and possibly the removal of the existing driveway and replacement with decorative pedestrian pavers. Figure 5 depicts the proposed site plan. Table 1 provides a summary of existing and proposed uses.

New Structures:

The proposed project includes the construction of four new Victorian style structures in Heritage Park that would operate as individual bed and breakfasts (labeled as Buildings #7, #9, #11, and #12 on Figure 5). Sixty-three (63) new hotel rooms will be developed within these structures.

These four new structures will be re-creations of historic buildings. The Victorian style re-creations will be from San Diego's Victorian architectural heritage (Gothic Revival, Italianate, and Second Empire). Figures 6a, 6b, 6c, and 6d depict the conceptual architectural elevations of each structure. The new structures will complement the existing historic structures at the park. They will be built on existing vacant land within Heritage Park and will be two and three stories, wood framed construction. The height of the two story buildings will be approximately 23 feet and the three-story building will be approximately 30 feet high. Architectural features may be added such as pitched roofs or towers not to exceed 6 feet in height above the top of the building.

Renovation of Existing Structures:

The existing seven (7) structures located at the park will be renovated to their original restored condition (labeled as Buildings #1, #3, #4, #5, #6, #8, and #10 on Figure 5). Six (6) of the existing structures either have in place or will be converted to, approximately twenty one (21) bed and breakfast hotel rooms. The seventh structure, Temple Beth Israel (Building #8) will be left unoccupied and will remain open for public viewing and/or public events such as weddings, as it is currently used.

TABLE 1
Summary of Existing and Proposed Use

Building #	Building Name	Style of Architecture	Total Square Footage	Existing Use	No. of Hotel Rooms	Proposed Use
1	Senlis Cottage	Classic Revival	740	Museum/Restrooms	1	Honeymoon Cottage
2	Trellis Veranda	Victorian	1,170	Landscape Feature	0	Landscape Feature
3	Sherman-Gilbert House	Stick	3,080	Offices	2	B&B, Restrooms, Office
4	Bushyhead House	Italianate	2,290	B&B (3)	3	B&B
5	Christian House	Queen Anne	3,550	B&B (9)	9	B&B
6	McConaughy House	Stick	2,075	Shop & Apartment	4	B&B
7	New Re-Creation	Empire	8,250	Vacant Site	18	B&B
8	Temple/Heritage Hall	Vernacular Mixed	2,608	Museum	0	Museum, Special Events
9	New Re-Creation	Gothic	7,086	Vacant Site	15	B&B
10	Burton House	Classic Revival	2,200	Shop, Museum, Office	2	Shop, Office, B&B
11	New Re-Creation	Stick	5,000	Vacant Site	10	B&B
12	New Re-Creation	Second Empire	10,500	Vacant Site	20	B&B

Proposed New Rooms (Buildings 7, 9, 11, 12) = 63

Existing Rooms=12

Immediate Conversion : Senlis cottage (building 1) = 1

Future Conversion to B&B (Building 3, 6, 10) = 8

Total Number of B&B Rooms = 84

Parking:

The existing 45 parking spaces will remain within Heritage Park. An additional 41 parking spaces will be available off-site in the parking lot located at the southwest corner of Juan and Harney Streets at the Hacienda Hotel. Under the lease agreement, Pacific Hospitality Group will have the exclusive use of the 86 parking spaces and have the right to control and manage the parking facilities.

Grading:

Minor grading will be required to create level pads for the four new proposed structures and renovated patio area. Earthwork will consist of cut and fill of 1,320 cubic yards of material. All cut and fill slopes will have a maximum 2:1 gradient. Retaining walls will be implemented in five areas on site. These walls are associated with the new pads that will be created for the structures and the renovated patio area. The retaining walls will range in height between 1.5 feet and 5 feet. Figure 7 depicts the conceptual grading plan for the project, including the locations and heights of the proposed retaining walls.

Utilities:

Heritage Park has all major utilities available (water, sewer, gas and electric, irrigation main, fire main, and fire hydrants) to serve the new development and the addition of bed and breakfast hotel rooms. New development will tie into the existing infrastructure at the site.

Operation:

Pacific Hospitality Group (PHG) will enter into a formal business agreement with the County of San Diego. As part of this agreement, PHG will be the developer and operator of the park. In addition to constructing four new structures and other site improvements, PHG will be responsible for the full and continued operation and maintenance of Heritage Park during the term of the Master Lease Agreement.

Operations of the site would include the operation of the featured lodging component, uses contained within the lodging component, the coordination of public tours, and managing and scheduling public events at the Temple. Also, operations would include activities such as daily maintenance, scheduling, and the provision of 24-hour security at the site.

No public restaurant is proposed; however, one kitchen will be included in each of the bed and breakfast units to serve guests. Also, no amplified music will be allowed within the park.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

The project site is located within Old Town San Diego and is surrounded by residential uses on top of the hillside to the east, and residential uses above the site to the southwest. The Hacienda Hotel and Acapulco restaurant are located

across Juan Street to the west and the historic Mormon Battalion is located across Harney Street to the northeast.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

<u>Permit Type/Action</u>	<u>Agency</u>
Master Lease Agreement	County of San Diego
To Be Determined	City of San Diego

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input type="checkbox"/> <u>Aesthetics</u> | <input type="checkbox"/> <u>Agricultural Resources</u> | <input type="checkbox"/> <u>Air Quality</u> |
| <input type="checkbox"/> <u>Biological Resources</u> | <input type="checkbox"/> <u>Cultural Resources</u> | <input type="checkbox"/> <u>Geology & Soils</u> |
| <input type="checkbox"/> <u>Hazards & Haz. Materials</u> | <input type="checkbox"/> <u>Hydrology & Water Quality</u> | <input type="checkbox"/> <u>Land Use & Planning</u> |
| <input type="checkbox"/> <u>Mineral Resources</u> | <input type="checkbox"/> <u>Noise</u> | <input type="checkbox"/> <u>Population & Housing</u> |
| <input type="checkbox"/> <u>Public Services</u> | <input type="checkbox"/> <u>Recreation</u> | <input type="checkbox"/> <u>Transportation/Traffic</u> |
| <input type="checkbox"/> <u>Utilities & Service Systems</u> | <input type="checkbox"/> <u>Mandatory Findings of Significance</u> | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

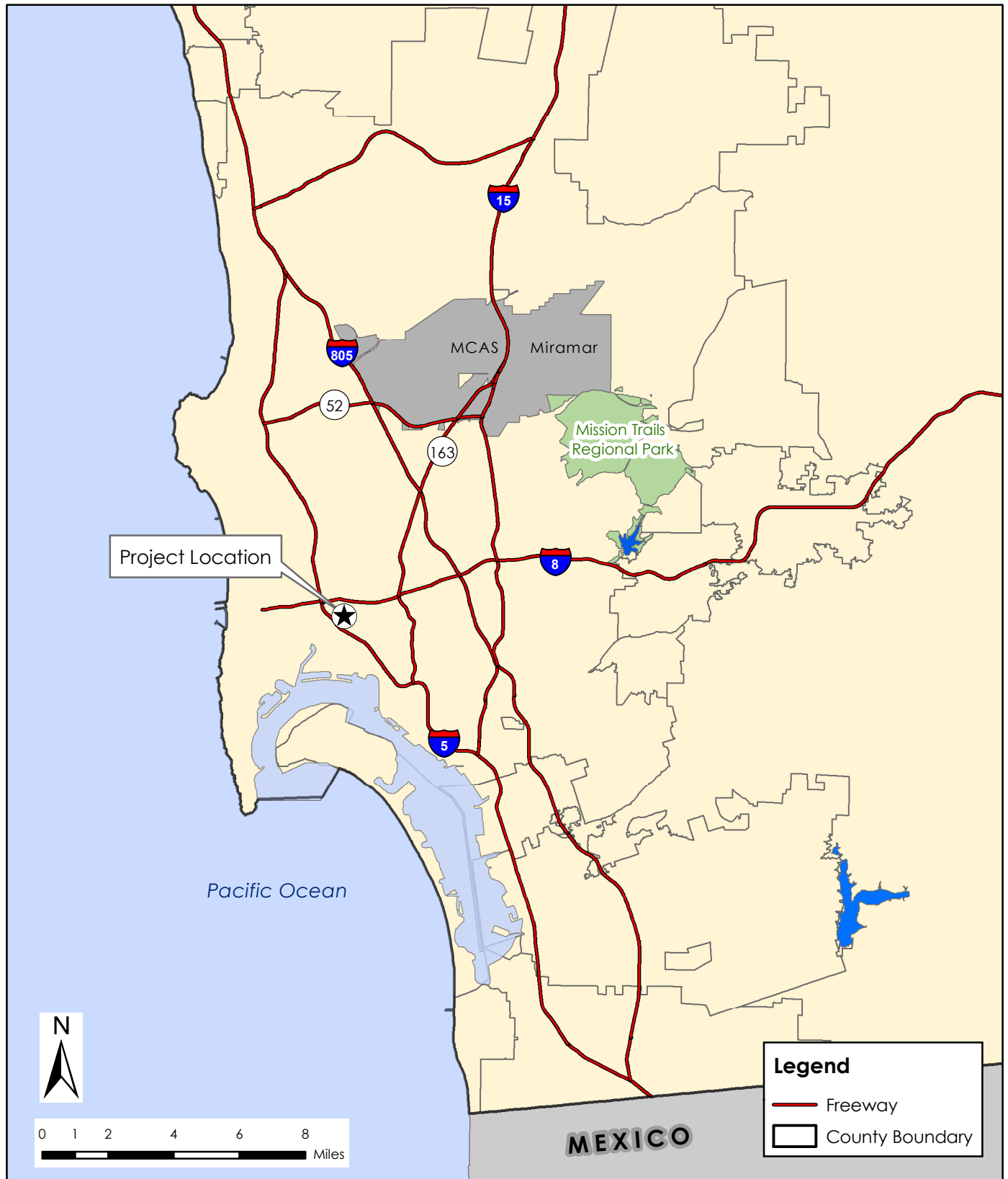
- ☒ On the basis of this Initial Study, the Department of General Services finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, the Department of General Services finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, the Department of General Services finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

M Hamilton
Signature

Oct 30, 2008
Date

Megan Hamilton
Printed Name

Group Program Manager
Title



SOURCE: SanGIS, 2008; BRG Consulting, Inc., 2008

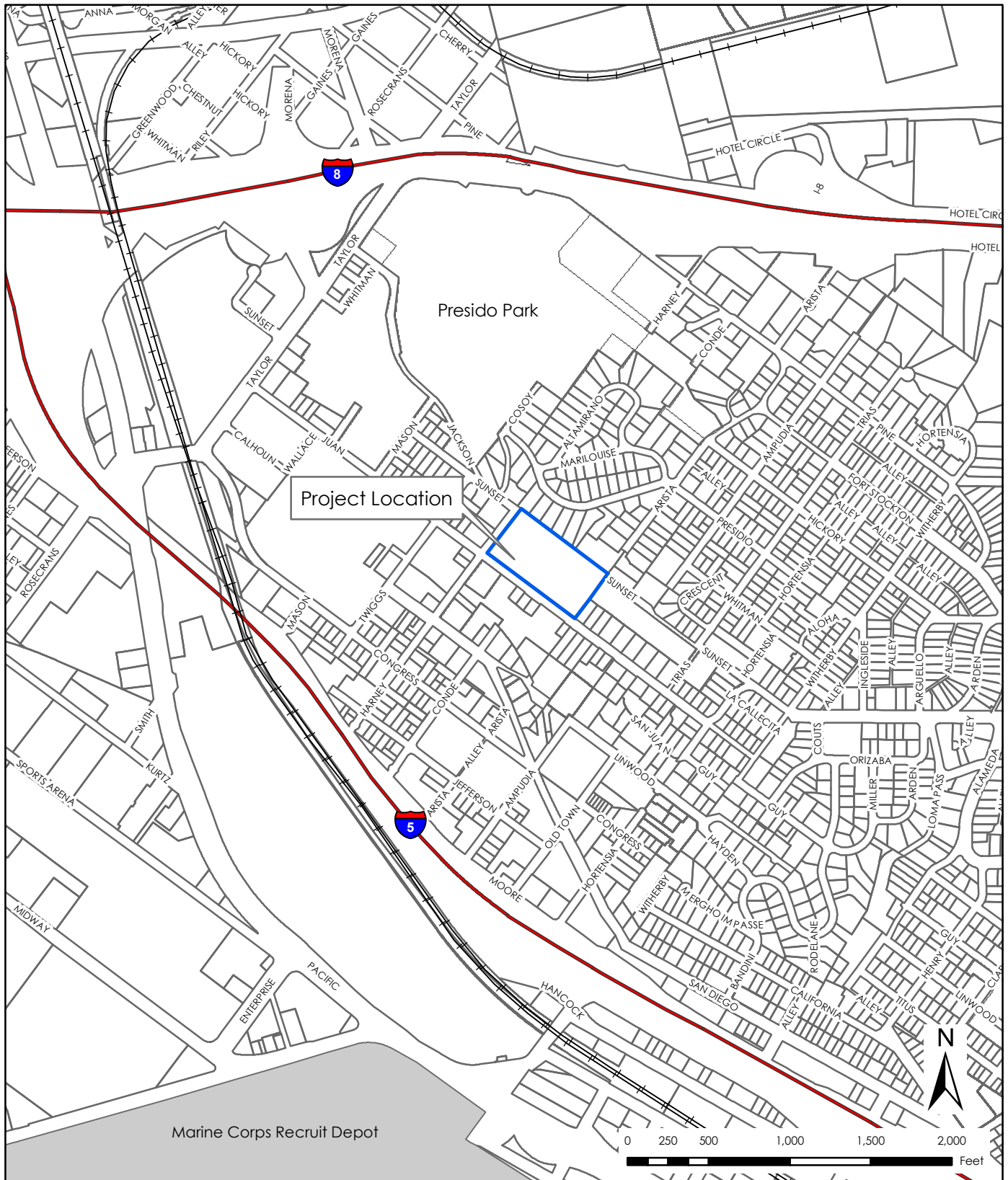
9/10/08



Heritage Park

Regional Location Map

FIGURE
1



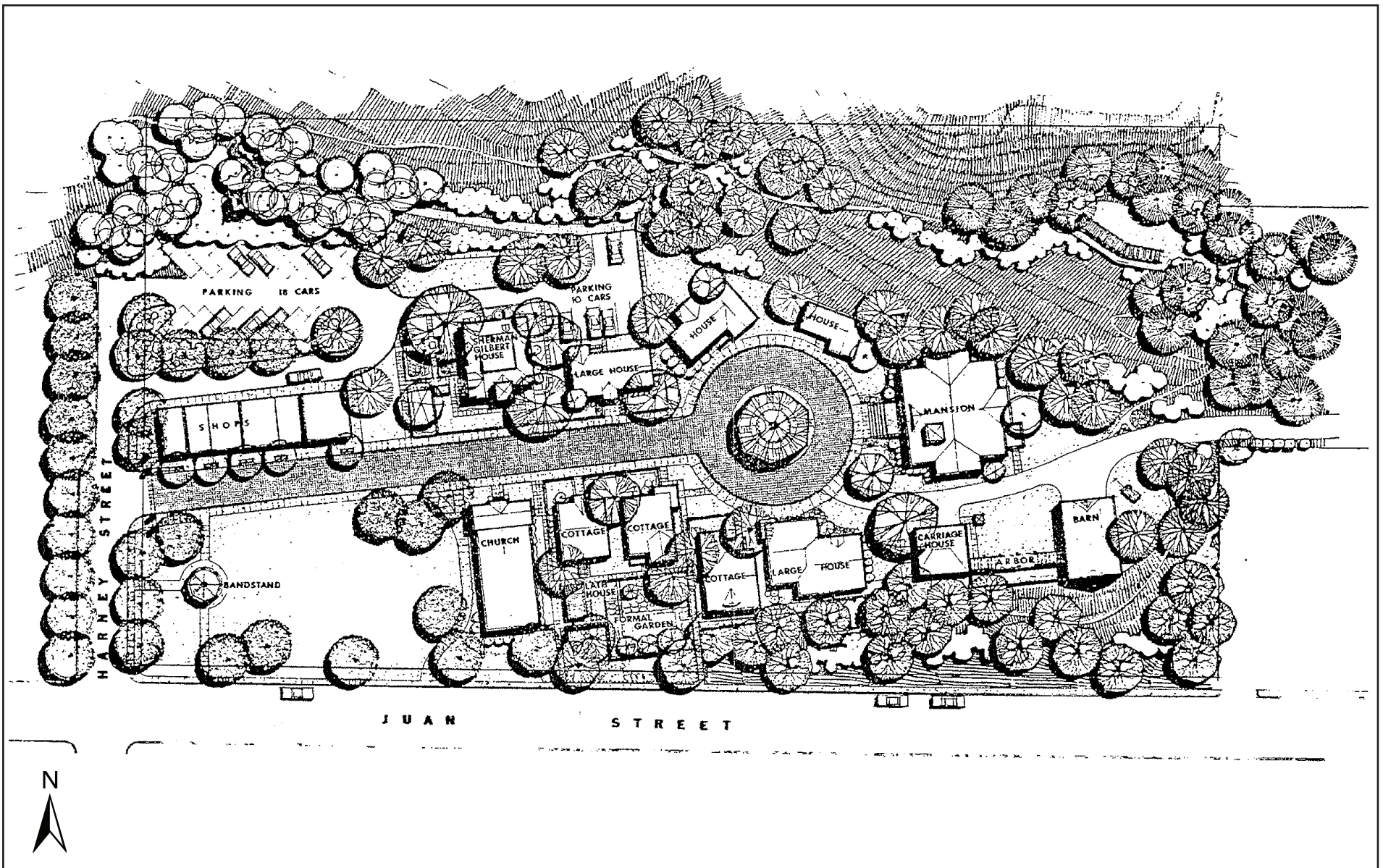
SOURCE: SanGIS, 2008; BRG Consulting, Inc., 2008

9/8/08



Heritage Park Project Vicinity Map

FIGURE
2



SOURCE: San Diego County Cultural Heritage Committee, 1974

9/10/08

Heritage Park

Existing Conceptual Site Plan (Approved in 1972)

FIGURE

3





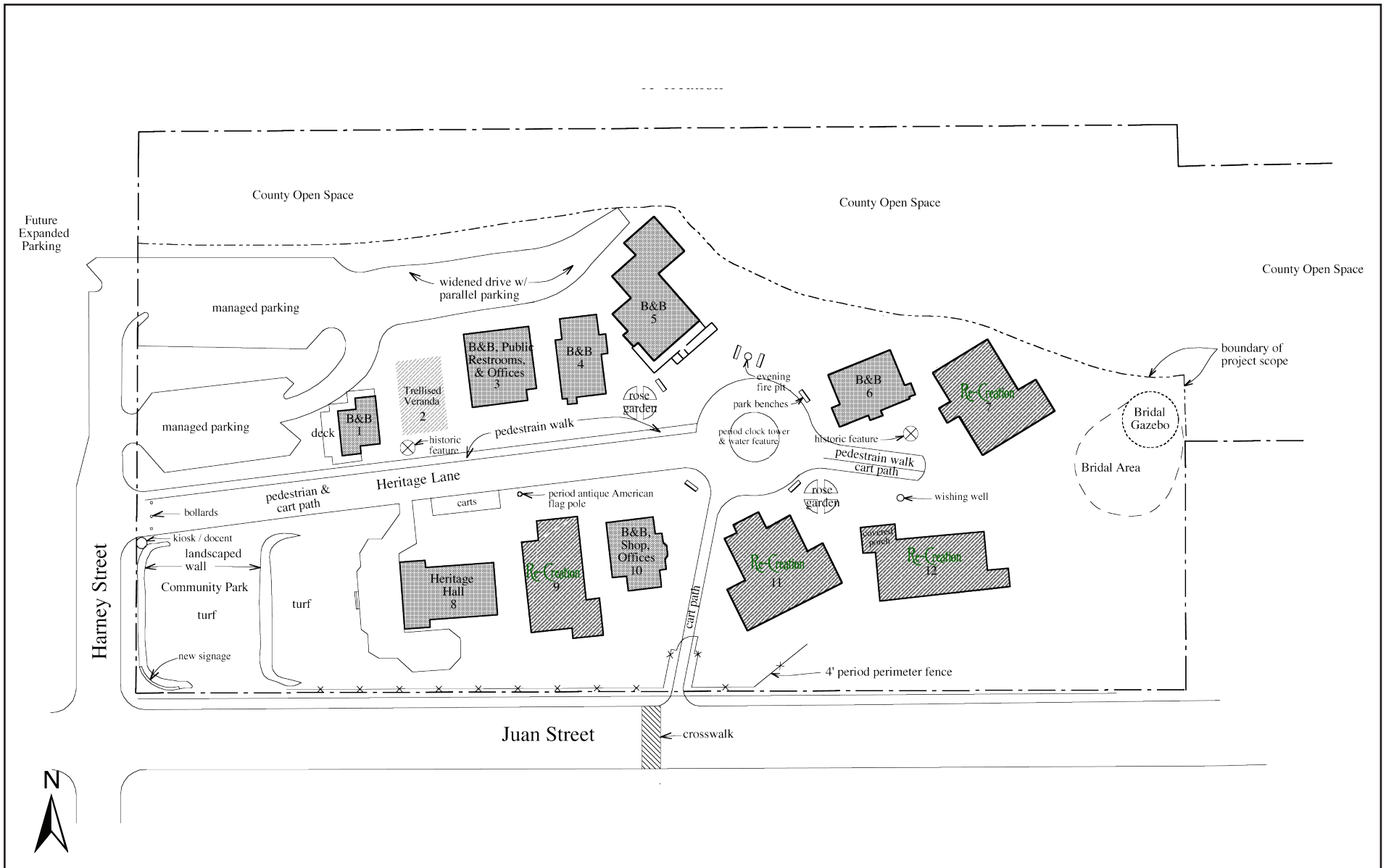
SOURCE: AirPhoto USA, 2007; SanGIS, 2008; BRG Consulting, Inc., 2008

10/8/08



Heritage Park Aerial Photo

FIGURE
4



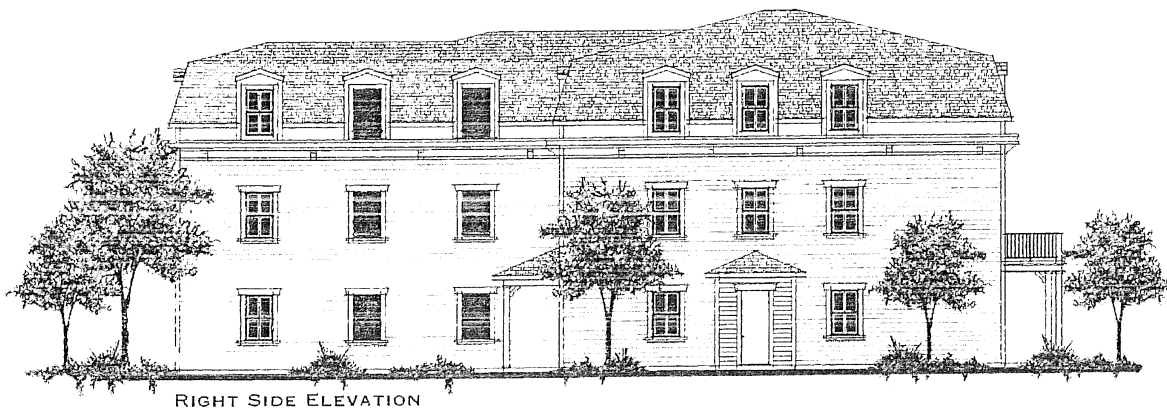
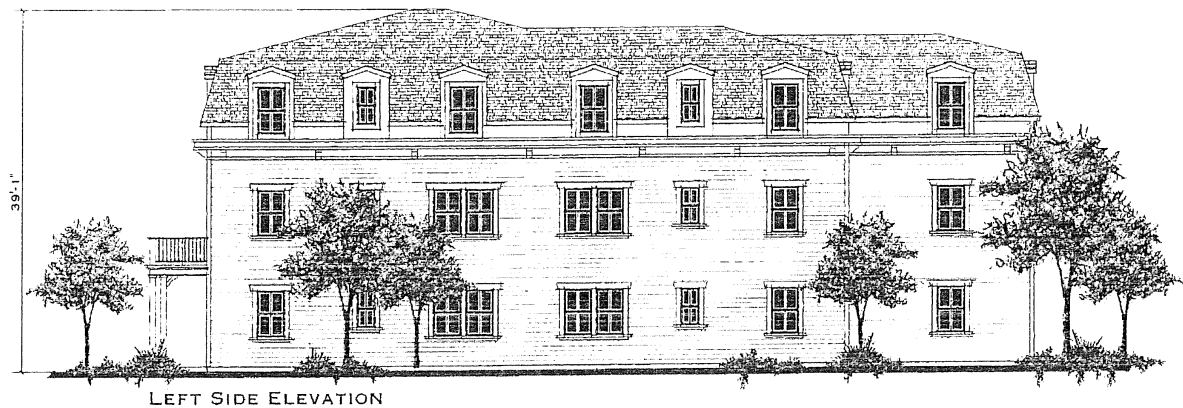
SOURCE: Pacific Hospitality Group, Inc., 2008

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Heritage Park Proposed Site Plan

FIGURE
5



SECOND EMPIRE

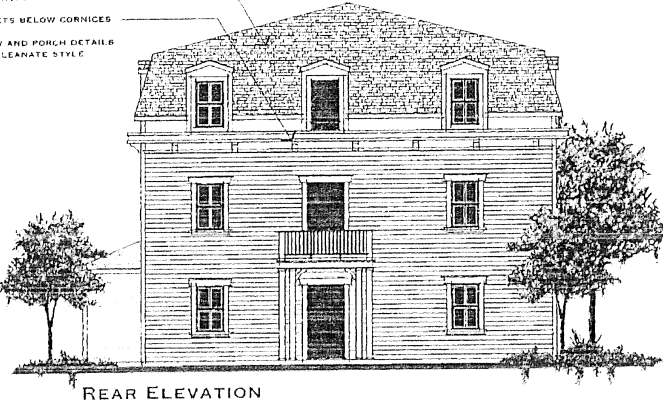
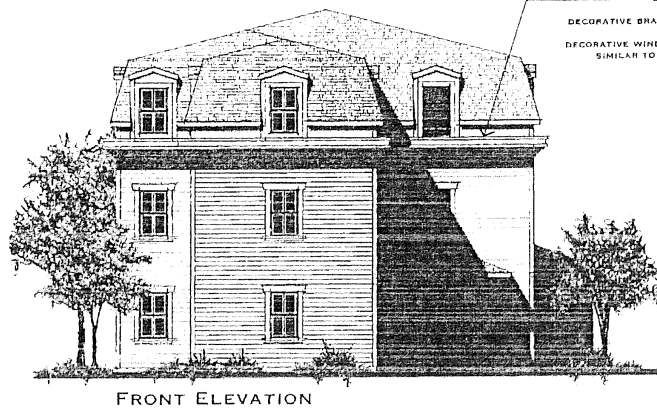
IDENTIFYING FEATURES

MANSARD ROOF WITH DORMER WINDOWS

CORNICES

DECORATIVE BRACKETS BELOW CORNICES

DECORATIVE WINDOW AND PORCH DETAILS
SIMILAR TO ITALIANATE STYLE



SOURCE: Pacific Hospitality Group, Inc., 2008

9/30/08



Heritage Park

Architectural Elevations - Building 7

FIGURE

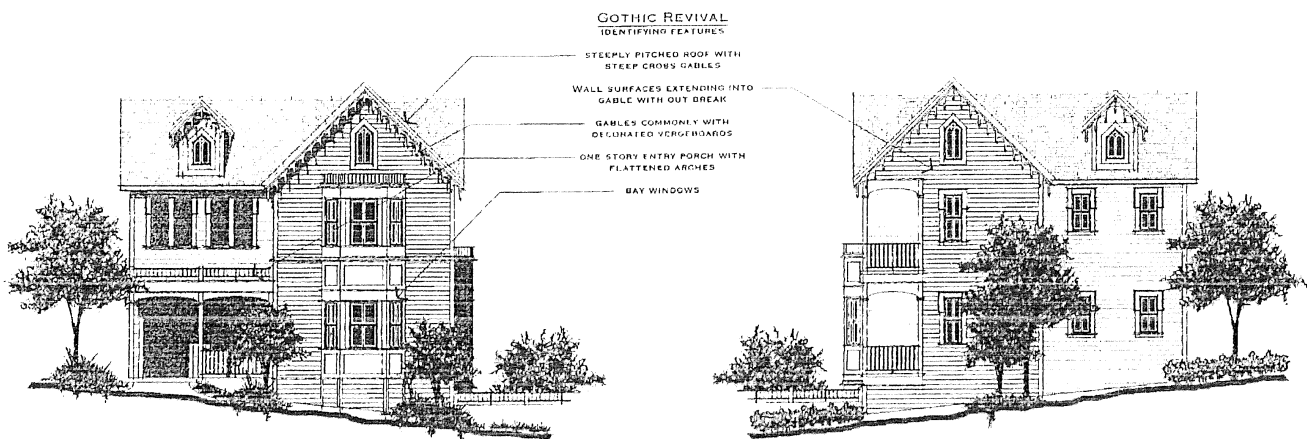
6a



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

REAR ELEVATION

SOURCE: Pacific Hospitality Group, Inc., 2008

9/30/08



Heritage Park

Architectural Elevations - Building 9

FIGURE
6b



REAR ELEVATION

ITALIANATE

IDENTIFYING FEATURES

GROUPED WINDOWS

LOW PICHED ROOF

TALL NARROW WINDOWS

WIDE OVERHANGS WITH
DECORATIVE BRACKETS BENEATH

ONE STORY PORCH WITH
DECORATIVE DETAILS



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

SOURCE: Pacific Hospitality Group, Inc., 2008

9/30/08

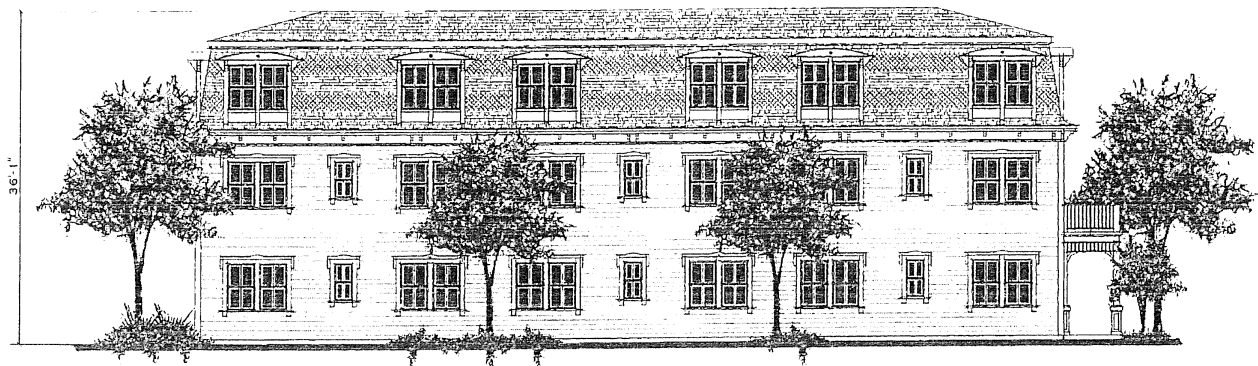


Heritage Park

Architectural Elevations - Building 11

FIGURE

6C

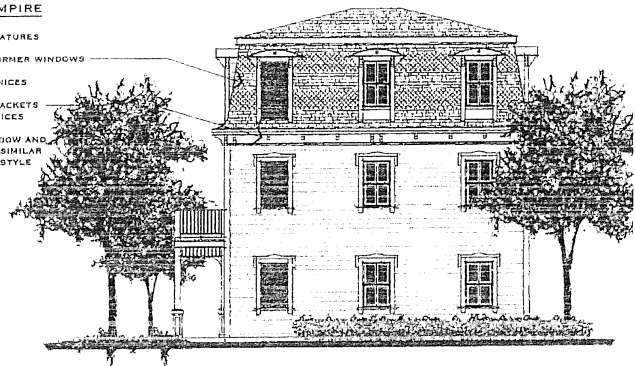


REAR ELEVATION

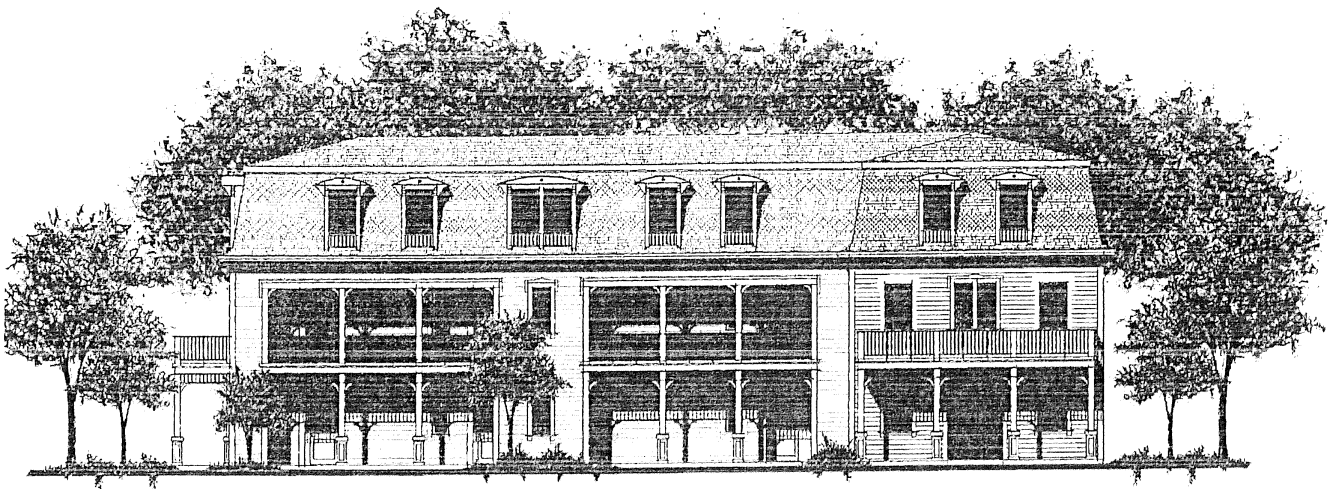


LEFT SIDE ELEVATION

SECOND EMPIRE
 IDENTIFYING FEATURES
 MANSARD ROOF WITH DORMER WINDOWS
 MOLDED CORNICES
 DECORATIVE BRACKETS
 BELOW CORNICES
 DECORATIVE WINDOW AND
 PORCH DETAILS SIMILAR
 TO ITALIANATE STYLE



RIGHT SIDE ELEVATION



FRONT ELEVATION

SOURCE: Pacific Hospitality Group, Inc., 2008

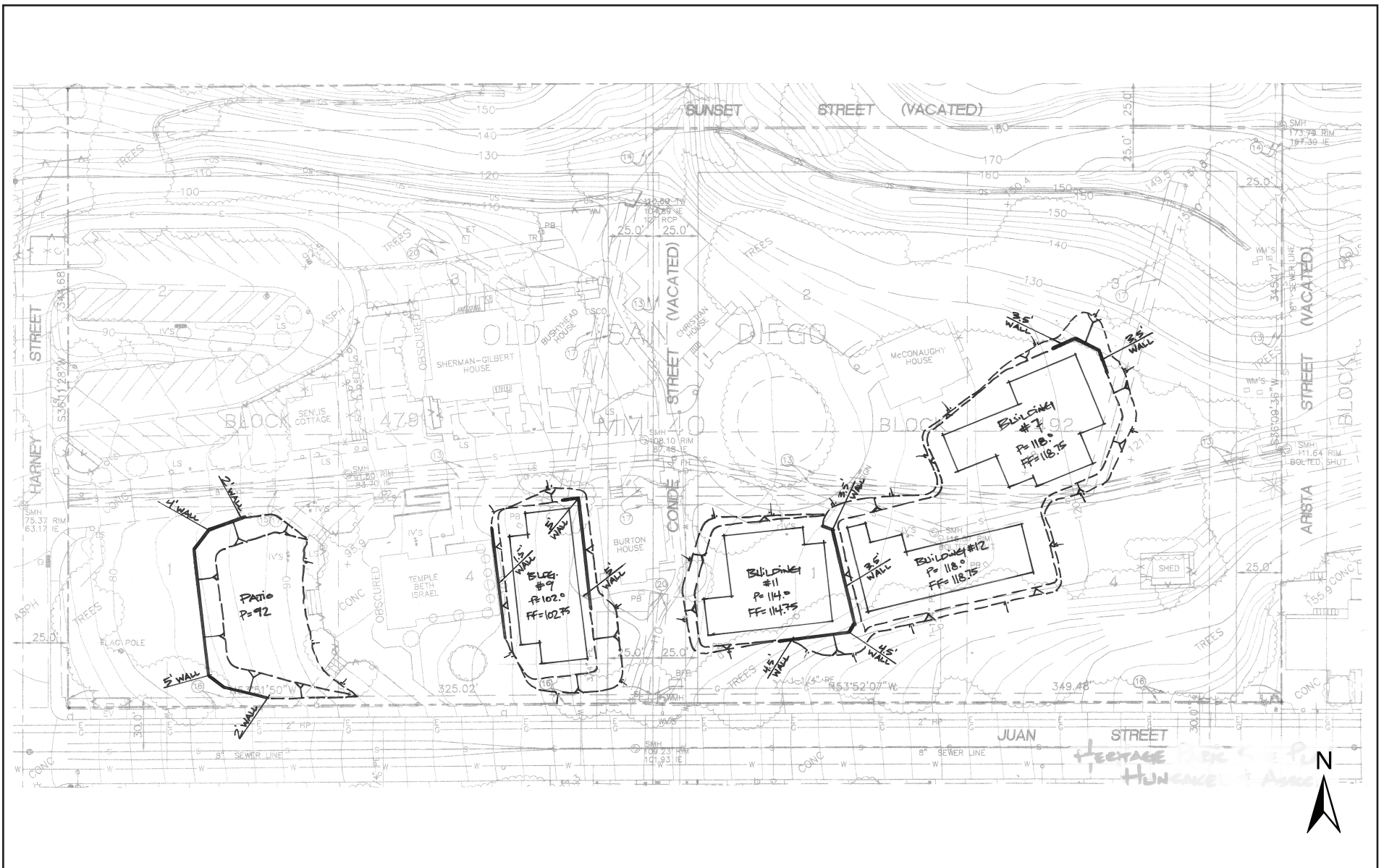
9/30/08



Heritage Park

Architectural Elevations - Building 12

FIGURE
6d



SOURCE: Hunsaker & Associates, 2008

9/30/08

Heritage Park

Conceptual Grading Plan

FIGURE

7



INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands, but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

The *City of San Diego Development Services Department Significance Determination Thresholds* (January, 2007), identify several conditions in which a significant view impact would be identified. These conditions include:

1. The project would substantially block a view through a designated public view corridor as shown in an adopted community plan, the General Plan, or the Local Coastal Program. Minor view blockages would not be considered to meet this condition.
2. The project would cause substantial view blockage from a public viewing area of a public resource (such as the ocean) that is considered significant by the applicable community plan.
3. The project exceeds the allowed height or bulk regulations, and this excess results in a substantial view blockage from a public viewing area.
4. The project would have a cumulative effect by opening up a new area for development, which will ultimately cause "extensive" view blockage.

Note: Views from private property are not protected by CEQA or the City of San Diego (City of San Diego, 2007).

The project site is located in Old Town San Diego. There are no designated public view corridors identified in the Old Town San Diego Community Plan (City of San Diego, 1987). Views of the San Diego Bay are available from residential structures located east and southwest of Heritage Park. The residences east of the site are located on a

bluff approximately 80 feet above the elevation of the park. Although private views are not protected in the City, views from these residences will not be affected by proposed development. Also, private views from residences southwest of the park will not be affected as the elevation of the nearest residence is 156 feet above sea level and the structures in Heritage Park will be constructed at 120 feet above sea level. The heights of some proposed structures will peak at the grade level of the closest residence to the southwest. The project will not substantially change the composition of an existing scenic vista in a way that would adversely alter the visual quality or character of the view. Therefore, the proposed project will not have an adverse effect on a scenic vista.

The proposed project includes the development of four (4) new Victorian style re-creations of historic buildings within Heritage Park. These structures will comply with the applicable bulk, height and scale development standards for the site. The project is compatible with the existing visual environment in terms of visual character and quality because the project will include the development of re-created buildings in San Diego's Victorian architectural heritage that will complement the existing structures at the park. Therefore, the proposed project will not have a substantial adverse effect on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: State scenic highways refer to those highways that are officially designated. Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway.

The proposed project is not located near or visible within the composite viewshed of a State scenic highway and will not damage or remove visual resources within a State scenic highway. The primary component of proposed development on the project site is the four Victorian style buildings. Development is proposed in the existing developed, flatter portions of the site and no impact to trees or rock outcroppings will occur. Renovation of existing historic structures will not alter their physical appearance. Therefore, the proposed project will not have any substantial adverse effect on a scenic resource within a State scenic highway.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers.

The *City of San Diego Development Services Department Significance Determination Thresholds* (January, 2007), identify several conditions in which a significant neighborhood character/architecture impact would be identified. The conditions applicable to the proposed project include:

1. The project exceeds the allowable height or bulk regulations and the height and bulk of the existing patterns of development in the vicinity of the project by a substantial margin.
2. The project would have an architectural style or use building materials in stark contrast to adjacent development where the adjacent development follows a single or common architectural theme (e.g., Gaslamp Quarter, Old Town).

The existing visual character and quality of the project site and surrounding uses can be characterized as being part of historic Old Town San Diego, and specifically, Heritage Park, which is envisioned as the location of Victorian style structures. Four new Victorian style buildings will be constructed. The buildings are proposed to be 36 feet or less in height, which is consistent with the height allowed by the Old Town San Diego Planned District for the project site and the FAA Height Limitation. As discussed previously, the height of the new structures will not impact the direct views from the adjacent residences. The proposed building design features will be compatible with the surrounding buildings within Heritage Park, and will complete the Master Plan for the Park as originally contemplated when approved by the County in 1971/1972. The development will not degrade the visual character and quality of the site but would likely enhance and improve the visual quality of the park. No impact is identified for this issue.

- d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The *City of San Diego Development Services Department Significance Determination Thresholds* (January, 2007), identify several conditions in which a significant light/glare impact would be identified. The conditions applicable to the proposed project include:

1. The project would be moderate to large in scale, more than 50 percent of any single elevation of a building's exterior is built with a material with a light reflectivity greater than 30 percent (see LDC Section 142.07330(a)), and the project is adjacent to a major public roadway or public area.
2. The project would shed substantial light onto adjacent, light-sensitive property or land use, or would emit a substantial amount of ambient light into the nighttime sky. Uses considered sensitive to nighttime light include, but are not limited to, residential, ...

Lighting for the proposed project will include street lighting, building accent lighting, site feature lighting and security lighting. No major source of lighting (for example parking lot lighting) is proposed. Also, improvements will not be in close proximity to residential structures. Building permits will be required from the City of San Diego; therefore, lighting will need to meet City of San Diego lighting standards applicable to the proposed use. All lighting will be controlled and would utilize cutoff features to reduce ambient glare. The existing park provides similar lighting throughout the site. Therefore, the project would not create any new sources of light pollution that could contribute to sky glow, light trespass or glare and adversely affect day or nighttime views in the area.

The project design will not propose any building materials with highly reflective properties such as highly reflective glass or high-gloss surface colors. The building exterior would consist of materials and fixtures that would prevent glare from the new building as exterior surfaces would not be highly-reflective and exterior fixtures would be placed so as to not reflect sun onto nearby properties or roadways. Therefore the project is in compliance with the City of San Diego's significance threshold for light and glare regarding reflective building materials and significant amount of ambient light into the nighttime sky. Therefore, a less than significant impact is identified for this issue.

II. AGRICULTURAL RESOURCES -- Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site does not contain any agricultural resources, lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no agricultural resources including Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance will be converted to a non-agricultural use.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site is zoned OTSDPD – Public – Prop D, which is not considered to be an agricultural zone. Per the City of San Diego Municipal Code (Zoning) the OTSDPD-Public-Prop D zones allows for public related uses. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site and surrounding area within a radius of at least three miles does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance, or active agricultural operations will be converted to a non-agricultural use.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact:

The project proposes development that was anticipated in SANDAG growth projections used in development of the RAQS and SIP. The project is consistent with the existing and intended land uses contemplated for the site (i.e., the Heritage Park Master Plan). Operation of the project will result in emissions of ozone precursors that were considered as a part of the RAQS based on growth projections. As such, the proposed project is not expected to conflict with either the RAQS or the SIP. In addition, the operational emissions from the project are below the screening levels, and subsequently will not violate ambient air quality standards.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Land Use Environment Group (LUEG) has established guidelines for determining significance which incorporate the Air Pollution Control District's (SDAPCD) established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. These screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which are more appropriate for the San Diego Air Basin) are used.

Less Than Significant Impact:

Approximately 1,320 cubic yards of grading is proposed with the construction of four new Victorian style structures, patio renovation, and landscape improvements. The total surface area that would be graded is approximately 0.93 acre. Grading would occur over an approximate 10-day period. The nature of this project does not require significant grading activity and construction activity is limited. Air quality emissions associated with the project include emissions of PM₁₀, NO_x and VOCs from construction/grading activities, and also as the result of increase of traffic from project implementation.

Air quality emissions thresholds utilized by the County and City of San Diego are similar (City of San Diego, 2007). Table 2 provides a summary of construction related emissions and operational emissions associated with the proposed project. As shown in Table 2, the air emissions associated with the proposed project, for both construction and operation would not exceed the significance thresholds.

TABLE 2

	CO lbs/day	NOx lbs/day	SOx lbs/day	PM₁₀ lbs/day	ROG lbs/day
Construction Emissions					
- Grading	84.49	57.81	0.00	5.76	9.83
- Construction	18.49	12.45	0.00	0.34	14.4
Significance Threshold	550	250	250	100	55
Significant?	No	No	No	No	No
Operational Emissions	46.73	6.41	0.04	6.50	4.42
Significance Threshold	550	250	250	100	55
Significant?	No	No	No	No	No

Source: Urbemis, 2002 for Windows, 8.7.0

Grading operations associated with the construction of the project would be subject to the City of San Diego Grading Ordinance, which requires the implementation of dust control measures and other Best Management Practices (BMPs). Emissions from the construction phase would be minimal, localized and temporary resulting in PM₁₀ and VOC emissions below the screening-level criteria established by the County or City guidelines for determining significance.

The project will result in the generation of approximately 572 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the screening-level criteria established by the County or City guidelines for determining significance. This is confirmed by the emission estimates provided in Table 2. As shown, no significance thresholds would be exceeded. As

such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Therefore, the vehicle trip emissions associated with the proposed project are not expected to significantly contribute to an existing or projected air quality violation.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O_3). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM_{10}) under the CAAQS. O_3 is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM_{10} in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

Less Than Significant Impact: Air quality emissions associated with the project include emissions of PM_{10} , NO_x and VOCs from construction/grading activities, and also as the result of increase of traffic from project implementation. These emissions would be less than significant. Also, grading operations associated with the construction of the project would be subject to the City of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal, localized and temporary resulting in PM_{10} and VOC emissions below the established screening-level criteria. The vehicle trips generated from the project will result in approximately 572 Average Daily Trips (ADTs).

The project site is located in an urban, built-out area and is surrounded by urban development. One active project, the Mormon Battalion renovation, which is near the project site, has been identified. A Conditional Use Permit (CUP) has been applied for a parking lot at 2484 Congress Street; however, this CUP application is currently on hold. Refer to XVII. Mandatory Findings of Significance. The proposed project has emissions below the screening-level criteria established by the County guidelines and City of San Diego for determining significance, therefore, the construction and operational emissions associated with the proposed project are not expected to create a

cumulatively considerable impact nor a considerable net increase of PM₁₀, or any O₃ precursors.

d) Expose sensitive receptors to substantial pollutant concentrations?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The County of San Diego also considers residences as sensitive receptors since they house children and the elderly.

Less Than Significant Impact:

Sensitive receptors in the relative vicinity of the project site consist primarily of residential uses; however, none of these residences are located immediately adjacent to areas where construction activity will occur. The Fremont School is also located within the project vicinity. It is currently being used as an adult training facility for the San Diego Unified School District. The project does not propose uses or activities that would result in exposure of the sensitive receptors to significant pollutant concentrations. Both construction and operational air emissions will be less than significant (See Table 2). In addition, the project will not contribute to a cumulatively considerable exposure of sensitive receptors to substantial pollutant concentrations because proposed project as well as the one additional listed project in the Old Town area have emissions below the screening-level criteria established by the County and City guidelines for determining significance.

e) Create objectionable odors affecting a substantial number of people?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: No potential sources of objectionable odors have been identified in association with the proposed project. No public restaurants are proposed at Heritage Park; however, one kitchen associated with each bed and breakfast building is proposed. This use would not create an objectionable odor. Also, the closest residential unit is located over 150 feet away from the proposed bed and breakfast units. As such, no impact from odors is anticipated.

IV. BIOLOGICAL RESOURCES -- Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site is currently developed with seven Victorian structures used as bed & breakfasts, offices, shops and other public facilities. Based on a site visit conducted by BRG Consulting, Inc., the portion of the project site subject to proposed improvements does not contain sensitive biological habitat and consists primarily of manicured lawn. Therefore, no species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service would occur on-site or adjacent to the site. Therefore, no impact is identified for this issue.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on a site visit conducted by BRG Consulting, Inc. the portion of the project site proposed for additional development is already developed and does not contain any riparian habitats or other sensitive natural communities as defined by the City of San Diego Multiple Species Conservation Plan, the City's Environmentally Sensitive Lands (Municipal Code §143.0101), Fish and Game Code, Endangered Species Act, Clean Water Act, or any other local or regional plans, policies or regulations. No off-site improvements are required. Therefore, the project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on a site visit conducted by BRG Consulting, Inc. the portion of the project site proposed for development does not contain any wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, stream, lake, river or water of the U.S., that could potentially be impacted through direct removal, filling, hydrological interruption, diversion or obstruction by the proposed development. Therefore, no impacts will occur to wetlands defined by Section 404 of the Clean Water Act and under the jurisdiction of the Army Corps of Engineers.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on a site visit conducted by BRG Consulting, Inc. the portion of the project site proposed for development has been completely disturbed, is immediately surrounded by the existing developed and landscaped (manicured lawn) portions of the park, and contains no native vegetation or habitats. Therefore, the project would not interfere with the movement of any native resident or migratory fish or wildlife species, or established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site is not located within the boundaries of the City of San Diego's MSCP/MHPA or other approved local, regional or state habitat conservation plan ordinance that protect biological resources. The project site is developed and does not contain natural or biologically sensitive areas. Therefore, no impact is identified for this issue.

V. CULTURAL RESOURCES -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project intends to complete the originally approved 1971/1972 Heritage Park Master Plan through site enhancements, restoration and adaptive reuse of the existing seven historic structures and the addition of four new re-creations of historic buildings. The 5.1-acre portion of the Heritage Park site that contains the existing structures and park improvements was mass graded, filled and landscaped in the 1970's in order to place historic structures on the site. The proposed project will not impact buried historical resources as prior grading has eliminated any potential for impacts.

Three of the existing structures at Heritage Park are historic landmarks designated by the San Diego Historical Resources Board. The three sites are the Sherman-Gilbert House, (City Site #8), the McConaughy House (City Site # 114), and the Temple Beth Israel (City Site #82). Only the Sherman-Gilbert House is proposed for renovation.

Proposed new development will complement and complete the originally-intended function and use of the Park. The Park was originally created with input and cooperation between the County and Save Our Heritage Organisation (SOHO). SOHO has reviewed the currently proposed conceptual building elevations and the proposed conceptual site plan, and has provided input into the proposed design of the new structures with the goal of ensuring that the recreated buildings complete the missing links in San Diego Victorian architectural heritage and complement existing examples located in the Park today. Proposed structures will complement the existing historical structures by providing recreations of important Victorian-heritage structures. The Victorian heritage is the theme of Heritage Park. The proposed structures will not result in an impact to existing structures or historical setting (all the structures were relocated from other parts of San Diego to Heritage Park). Further, all renovations to existing historical structures will be reviewed by City of San Diego Historical Resources Board

staff. The City of San Diego's Historical Resources Regulations pertain to historical resources that meet the definitions contained in Chapter 11, Article 3, Division 1 of the Code (this project would meet the definition as found in the regulations). The purpose and intent of the Historical Resources Regulations of the Land Development Code (City of San Diego, 2001) is to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises. At the time a specific application is submitted to the City of San Diego, the application would be reviewed by the City's Historical Resources Board staff, and subsequently by the Historical Resources Board to ensure that the project complies with these regulations. The proposed project will result in less than significant impacts to historical resources.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project will not impact archaeological resources because the site was mass graded in the 1970's. Previous grading has eliminated any potential for impacts to buried archaeological resources as proposed new development will be located on fill material.

c) Directly or indirectly destroy a unique geologic feature?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County.

No Impact: The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.

d) Directly or indirectly destroy a unique paleontological resource or site?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Heritage Park is underlain by fill, alluvium, and Pleistocene and Pliocene sedimentary rocks. However, the portion of the site proposed for development is located on fill material, with depths of up to 26 feet. Approximately, 1,320 cubic yards of grading is proposed. This will be limited to the existing fill material and therefore no impact to paleontological resources is anticipated.

e) Disturb any human remains, including those interred outside of formal cemeteries?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project will not disturb any human remains since prior grading of the project site has eliminated any potential for the presence of interred human remains.

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
Refer to Division of Mines and Geology Special Publication 42.

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Based on the Geotechnical Summary prepared by Geotechnics Incorporated dated August 27, 2008, the project site is located within the Rose Canyon Fault Zone. Available geologic information indicates that there are no

known faults projecting into the proposed building locations. However, a site specific Geotechnical Report will be prepared in conjunction with development plans and further building design to evaluate whether previously unknown faults within the Rose Canyon fault zone underlie the proposed building locations. Exploration shall extend at least 50 feet beyond the building envelope to account for variations in fault dip or trend. Recommendations for site preparation and building construction will be incorporated as necessary. Therefore, potential impacts from the exposure of people or structures to a known fault-rupture hazard zone will be a less than significant.

ii. Strong seismic ground shaking?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. The City Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore, compliance with the California Building Code and the City Code ensures the project will not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Based on the Geotechnical Summary prepared by Geotechnics Incorporated dated August 27, 2008, the proposed buildings are located on undocumented fill and likely, alluvial deposits. No landslides or areas prone to liquefaction have been identified. These materials may be prone to settlement upon the addition of building or fill loads. If the soil is found to be prone to settlement, foundation design, remedial grading or a combination may be required. Therefore, with the incorporation of recommendations in the geology/soils report, the potential impact associated with the exposure of people or structures to adverse effects from a known area susceptible to ground failure, including liquefaction will be less than significant.

iv. Landslides?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site is not within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the *Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA* (URS, 2004). Landslide risk areas from this plan were based on data including steep slopes (greater than 25%); soil series data (SANDAG based on USGS 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. Since the project is not located within an identified Landslide Susceptibility Area and the geologic environment has a low probability to become unstable, the project would have no impact from the exposure of people or structures to potential adverse effects from landslides.

b) Result in substantial soil erosion or the loss of topsoil?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on the Geotechnical Summary prepared by Geotechnics Incorporated dated August 27, 2008, Heritage Park is located on undocumented fill and likely alluvial deposits. Moreover, the project will not result in unprotected erodible soils; will not alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature; and will not develop steep slopes. Ground disturbance will be very limited, amounting to four individual pads with approximately 1,320 cubic yards of grading. Appropriate BMPs will be implemented during construction to ensure exposed soils are stabilized; however, graded pads will be relatively flat. Due to these factors, it has been found that the project will not result in substantial soil erosion or the loss of topsoil.

- c) Will the project produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is not located on or near geological formations that are unstable or would potentially become unstable as a result of the project. For further information refer to VI Geology and Soils, Question a., i-iv listed above.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not contain expansive soils as defined by Table 18-I-B of the Uniform Building Code (1994). The soils on-site are undocumented fill and likely, alluvial deposits. These soils have a shrink-swell behavior of low and represent no substantial risks to life or property. Therefore, the project will not create a substantial risk to life or property.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: No septic tanks or alternative wastewater disposal systems are proposed. Heritage Park currently has sewer service to the project site. No impact is identified for this issue.

VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

Less than Significant Impact: The project will not result in a significant hazard to the public or environment because all storage, handling, transport, emission and disposal of hazardous substances will be in full compliance with local, State, and Federal regulations. California Government Code § 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Section 25500-25520.

- b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

No Impact: The project is not located within one-quarter mile of an existing or proposed school. However, Fremont School is located in the project vicinity. It is currently being used as an adult training facility for the San Diego Unified School District. Therefore, the project will not have any effect on an existing or proposed school.

- c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

No Impact: The project site is located at the existing Heritage Park and is underlain by artificial fill material. The entire site was graded and excavated as part of the original development of Heritage Park. The site has been open to the public and utilized by the public for over 30 years. Existing uses on the site do not utilize hazardous materials in substantial quantities. As such, no known hazardous materials exist in this location. Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), is not on or within 1,000 feet of a Formerly Used Defense Site (FUDS), does not contain a leaking Underground Storage Tank, and is not located on a site with the potential for contamination from historic uses such as intensive agriculture, industrial uses, a gas station or vehicle repair shop. Therefore, the project would not create a significant hazard to the public or environment.

- d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The project site is not located within the Comprehensive Land Use Plan for San Diego International Airport but is located within the Airport Influence Area (AIA). In addition the project site is located within the FAA Part 77 Notification Area. However, the proposed project will not result in hazards to airport safety or surrounding land uses for the following reasons:

- The project does not propose any distracting visual hazards including but not limited to distracting lights, glare, sources of smoke or other obstacles or an electronic hazard that would interfere with aircraft instruments or radio communications.
- The project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport.
- The project does not propose any artificial bird attractor, including but not limited to reservoirs, golf courses with water hazards, large detention and retention basins, wetlands, landscaping with water features, wildlife refuges, or agriculture (especially cereal grains).

- The proposed project is located within the FAA Height Notification Surface due to its proximity to Lindbergh Field airport, which requires that notice be filed with the FAA. The applicant will be required to complete FAA Form 7460-1 Notice of Proposed Construction or Alteration and submit the form to the FAA for review.

Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

- e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is not within one mile of a private airstrip. As a result, the project will not constitute a safety hazard for people residing or working in the project area.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

- i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

Less Than Significant Impact: The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County

unincorporated areas. The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the City of San Diego and as such a project in the City of San Diego is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact: The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

No Impact: The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

No Impact: The Dam Evacuation Plan will not be interfered with because the project is not located within a dam inundation zone.

- g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is completely surrounded by urbanized areas and/or irrigated lands and no wildlands are adjacent to the project. Therefore, there is no impact identified for this issue.

- h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies. No impact is identified for this issue.

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

- a) Violate any waste discharge requirements?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose waste discharges that require waste discharge requirement permits, NPDES permits, or water quality certification from the San Diego Regional Water Quality Control Board (SDRWQCB). In addition, the project does not propose any known sources of polluted runoff or land use activities that would require special site design considerations, source control Best Management Practices (BMPs) or treatment control BMPs, under the San Diego Municipal Storm Water Permit (SDRWQCB Order No. 2001-01). No impacts are identified for this issue.

- b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project lies in the San Diego River hydrologic subarea, within the San Diego hydrologic unit. According to the Clean Water Act Section 303(d) list, July 2003, a portion of this watershed at the Pacific Ocean and mouth of the San Diego River is impaired for coliform bacteria. Constituents of concern in the San Diego watershed include coliform bacteria, total dissolved solids, nutrients, petroleum chemicals, toxics, and trash. However, the project does not propose any known sources of pollutants, or land use activities that might contribute these pollutants.

- c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose any known sources of polluted runoff. In addition the project does not propose new storm water drainage facilities, nor does the project site contain natural drainage features that would transport runoff offsite.

- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project will obtain its water supply from the City of San Diego Water Department (City of San Diego, 2008). The project will not use any additional groundwater. In addition, the project does not involve operations that would interfere substantially with groundwater recharge because it does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances. These activities and operations can substantially affect rates of groundwater recharge. No impact is identified for this issue.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not involve construction of new or expanded development that could alter the drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. The project site has previously been mass graded and is completely developed. Additional minor grading is proposed to prepare pads for the four new structures and the patio renovation; however, the proposed project will not alter the existing natural topography, vegetation, or drainage courses on-site or off-site.

- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project does not involve construction of new or expanded development that could alter the drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. The project site is completely developed, although portions contain manicured lawns. Additional impervious surfaces will be created as a result of the construction of new structures and patio renovation; however, the additional runoff created by the new structures can be controlled with minor site drainage improvements and connection into the existing drainage system at the site. Minor site drainage improvements will include landscaping around the new buildings that will collect, hold, and allow water to gradually seep into the ground rather than be added to site runoff, as well as the recontouring of topography to allow proper drainage to the existing drainage system. The proposed project will not alter the existing natural topography, vegetation, or drainage courses on-site or off-site.

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project will not substantially increase the amount of stormwater runoff entering the existing stormwater drainage system. The proposed project may slightly increase the amount of stormwater due to additional impervious surfaces created by the new structures; however, the small increase in runoff can be accommodated in the existing drainage system at Heritage Park. Also, the project proposes landscaping and drainage improvements that would allow runoff created by the four new structures to percolate into the ground on-site. The project would not exceed the capacity of existing or planned storm water drainage systems.

- h) Provide substantial additional sources of polluted runoff?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project does not propose any known additional sources of polluted runoff. Best Management Practices (BMP) will be required to be implemented during construction pursuant to the City of San Diego Grading Ordinance (Municipal Code §142.0146) and Storm Water Regulations provided in the City's Land Development Manual. The City of San Diego's Storm Water Management and Discharge Control Ordinance (San Diego Municipal Code § 43.03, et seq.), requires that all new development and redevelopment activities comply with the storm water pollution prevention requirements in Chapter 14, Article 2, Division 1 (Grading Regulations) and Chapter 14, Article 2, Division 2 (Storm Water Runoff Control and Drainage Regulations) of the Land Development Code. BMPs that may be implemented during construction activities include, but are not limited to: silt fencing, gravel bag barriers, fiber rolls, and storm drain inlet protection. In addition, the project does not propose new storm water drainage facilities, nor does the project site contain natural drainage features that would transport runoff off-site.

- i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site; therefore, no impact will occur.

- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: No 100-year flood hazard areas were identified on the project site. No impacts were identified for this issue.

- k) Expose people or structures to a significant risk of loss, injury or death involving flooding?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site lies outside any identified special flood hazard area. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

- l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site lies outside any identified special flood hazard area including a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

m) Inundation by seiche, tsunami, or mudflow?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

i. SEICHE

No Impact: The project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche.

ii. TSUNAMI

No Impact: The project site is located more than a mile from the coast; therefore, in the event of a tsunami, would not be inundated.

iii. MUDFLOW

No Impact: Mudflow is a type of landslide. The site is not located within a landslide susceptibility zone. In addition, although the project does propose minor land disturbance that will expose unprotected soils, the project is not located downstream from unprotected, exposed soils within a landslide susceptibility zone. Therefore, it is not anticipated that the project will expose people or property to inundation due to a mudflow.

IX. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose the introduction of new infrastructure such as major roadways or water supply systems, or utilities to the area. New development associated with the project includes the development of four additional replicated Victorian structures to be used as bed & breakfast hotel rooms to an existing County historical park that is used for the same purpose. The project would complete the development of Heritage Park as originally envisioned. Therefore, the proposed project will not significantly disrupt or divide the established community.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The Old Town San Diego Community Plan identifies Heritage Park as a Historic Park and states that, "Heritage Park Should be Maintained in its Present State. Additional Victorian structures could be considered for relocation on this site to reflect a more "urban" Victorian neighborhood." (City of San Diego, 1987). The proposed Victorian re-created additions to Heritage Park will enhance the Park and will create a more dynamic and viable tourist destination. Additionally, the project site is identified by the City of San Diego as located within the OTSDPD-Public-Prop D zone. The purpose of this district is to replicate, retain, and enhance the character of the Old Town San Diego that existed prior to 1871. This project conforms to this zoning designation.

X. MINERAL RESOURCES -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site is within land classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997)

as an area where geologic information indicates no significant mineral deposits are present (MRZ-1). Moreover, if the resources are not considered significant mineral deposits, loss of these resources cannot contribute to a potentially significant cumulative impact.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site is identified by the City of San Diego as located within the OTSDPD-Public-Prop D zone. The purpose of this district is to replicate, retain, and enhance the character of the Old Town San Diego that existed prior to 1871. The project site is not designated by the County Land Use Element, (2000), because it is located within the City of San Diego.

Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project.

XI. NOISE -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact:

The project is the addition of four new buildings that would operate as bed & breakfasts within Heritage Park, which is an existing park and already contains similar uses. No amplified music will be allowed within the Park and the project does not involve any activities that would create a significant source of noise on-site.

With respect to construction activity, the *City of San Diego Development Services Department Significance Determination Thresholds* (January, 2007) for noise are as follows:

“Temporary construction noise which exceeds 75 dB (A) L_{eq} at a sensitive receptor would be considered significant. Construction noise levels measured at or beyond the property lines of any property zoned residential shall not exceed an average sound level greater than 75-decibels (dB) during the 12-hour period from 7:00 a.m. to 7:00 p.m. In addition, construction activity is prohibited between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in section 21.04 of the San Diego Municipal Code, with the exception of Columbus Day and Washington’s Birthday, or on Sundays, that would create disturbing, excessive, or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator, in conformance with San Diego Municipal Code Section 59.5.0404.”

Higher construction noise levels are generally associated with large equipment such as graders and scrapers. Minor grading will be required for project implementation, and the grading duration will be short. For purposes of estimating potential construction equipment noise, one bulldozer, one loader, one water truck, and one scraper has been assumed. Table 3 provides an estimate of construction equipment noise levels.

Table 3
Estimated Construction Equipment Noise Levels

Equipment Type	Quantity Used	Duty Cycle (hrs/day)	Source Level@ 50 feet (dBA)	Cumulative Effect @ 50 Feet (dBA L_{eq}-12h)
Bulldozer	1	3	75	69.0
Loader	1	3	70	64.0
Water Truck	1	3	70	64.0
Scraper	1	2	80	72.2
Worst-Case Aggregate Sum @ 50 Feet				74.7

The closest residential structure is located over 150 feet from proposed grading activities. The noise level at 50 feet is estimated at less than 75 dB (A) and would not exceed the City’s threshold.

The project will not expose people to potentially significant noise levels that exceed the allowable limits of the City of San Diego General Plan, City of San Diego Noise Ordinance, and other applicable local, State and Federal noise control regulations as the project will not generate a new source of noise on the project site. The project will not create a significant increase in the existing ambient noise levels, or expose people to noise levels that exceed the City’s adopted noise ordinance.

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels on-site or in the surrounding area. The project site is located on artificial fill, and excessive excavation activity is not proposed. The project will not require activities such as pile driving or blasting that could create groundborne vibration. No impact is identified for this issue.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project would not involve the introduction of a new permanent noise source that may increase the ambient noise level. As indicated in the response listed under Section XI Noise, Question a., the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of the City of San Diego General Plan, City of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control. Also, the project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels as the proposed project would generate minimal additional traffic and would not introduce a new source of noise.

The project will not result in cumulatively noise impacts because a list of past, present and future projects within in the vicinity were evaluated. It was determined that the project in combination with a list of past, present and future projects (one active project has been identified, the Mormon Battalion renovation) (City of San Diego, 2008) would not expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project does not involve any uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or delivery areas; or outdoor sound systems.

Also, general construction noise is not expected to exceed the construction noise limits of the City of San Diego Noise Ordinance, which are derived from State regulations to address human health and quality of life concerns. Construction operations will occur only during permitted hours of operation. Also, it is not anticipated that the project will operate construction equipment in excess of 75 dB for more than an 8 hours during a 24-hour period. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for the San Diego International Airport; however, the project site is located within 2 miles of the San Diego International Airport. Project implementation is not expected to expose people residing or working in the project area to excessive noise levels in excess of the CNEL 60 dB(A). This is based on a review (BRG, 2008) of noise contour maps (CNEL 60 dB(A) contours) provided in the Airport Land Use Compatibility Plan for the airport. The location of the project site is outside of the CNEL 60 dB(A) contours for the airport **and/or** the CLUP.

In addition, based on the list of past, present and future projects there are no new or expanded public airports projects in the vicinity that may extend the boundaries of the CNEL 60 dB noise contour or CLUP. Refer to XVII. Mandatory Findings of Significance

for a comprehensive list of the projects considered. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise on a project or cumulative level.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

XII. POPULATION AND HOUSING -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed additions and renovations to Heritage Park will not displace a substantial number of existing housing.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed additions and renovations to Heritage Park will not displace a substantial number of existing housing.

XIII. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project will not result in the need for significantly altered services or facilities. Existing services (fire protection, police protection, parks) are currently available to serve the project site. The project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, City of San Diego police facilities (officer David Surwilo, San Diego Police Department, 2008), schools, or parks in order to maintain

acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

XIV. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose any residential use, included but not limited to a residential subdivision, mobile home park, or construction for a single-family residence that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is a component of the previously approved Heritage Park Master Plan. The proposed project would complete the improvements previously envisioned in the Master Plan. Proposed improvements are evaluated in this Initial Study and no significant impact has been identified. Therefore, the construction or expansion of recreational facilities will not have an adverse physical effect on the environment.

XV. TRANSPORTATION/TRAFFIC -- Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in

either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project will result in the generation of an additional 572 ADT, with an estimated 41 AM peak hour trips and 47 PM peak hour trips. The project is considered to not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions as the project does not meet the City of San Diego's threshold for necessitating preparation of a traffic impact analysis. Specifically, the City's traffic impact analysis manual requires that a traffic analysis be prepared for projects that are consistent with the Community Plan and generate 1,000 ADT or more. The proposed project is consistent with the Old Town San Diego Community Plan, and is estimated to generate an ADT well below this threshold requirement for preparation of a traffic analysis. With the exception of the Mormon Battalion renovation, no additional cumulative development has been identified. Therefore, the project will not have a significant direct project impact on traffic volume, which is considered substantial in relation to existing traffic load and capacity of the street system. Also refer to the answer for XV. b. below.

- b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency and/or as identified by the County of San Diego Transportation Impact Fee Program for designated roads or highways?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The proposed project will result in an additional 572 ADT, with 41 AM peak hour trips and 47 PM peak hour trips. The project is considered to not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions as the project does not meet the City of San Diego's threshold for necessitating preparation of a traffic impact analysis. Also, only one cumulative project, the renovation of the Mormon Battalion has been identified (City of San Diego, 2008). Therefore, the project will not have a significant direct project-level or cumulative impact on the LOS standards established by the County Congestion Management Agency for designated roads or highways.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The main compatibility concerns for the protection of airport airspace are related to airspace obstructions (building height, antennas, etc.) and hazards to flight (wildlife attractants, distracting lighting or glare, etc.). The proposed project is located within 2 miles of a public airport. However, the project would not exceed the FAA Part 77 criteria related to airspace obstructions. Refer also to section VII.e Hazards and Hazardous Materials. Therefore, the proposed project will not have a significant impact on air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project will not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create or place curves, slopes or walls which impedes adequate sight distance on a road.

- e) Result in inadequate emergency access?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project will not result in inadequate emergency access. The proposed project does not involve the alteration of the existing access to the project site, and building plans and proposed site access will be reviewed by the City of San Diego fire department to ensure that compliance with the City's standards for access is maintained. Therefore, the project would have adequate emergency access.

f) Result in inadequate parking capacity?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Parking requirements are determined by land use and location and are dictated by the City of San Diego Municipal Code. The parking ratio is one space per bed and breakfast unit (City of San Diego Municipal Code, Chapter 14, Article 2, Division 5). Currently, there are 45 parking spaces on the project site. There are an additional 41 spaces located at the Hacienda Hotel, at the southwest corner of Juan and Harney Streets. The Pacific Hospitality Group will have the exclusive use of these 86 parking spaces for Heritage Park and the authority to manage parking as needed. Therefore, the required parking for the project is available to serve an 84-room buildout of Heritage Park.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project implementation will not result in any construction or new road design features; therefore, will not conflict with policies regarding alternative transportation.

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not involve any uses that will result in a significant discharge of any wastewater to the sanitary sewer or to on-site wastewater systems (septic). Sewer facilities are available to serve the project. An existing sewer line

currently serves the existing development at the project site. The sewer line is located within the Heritage Park Road, and extends from Harney Street through the project site. New structures would connect to this existing line. It is expected that adequate capacity is available to serve the project, as the line was constructed to serve the full development of the Heritage Park Master Plan. Building permits will need to be obtained from the City of San Diego, at which time the availability of sewer capacity to serve the project will be confirmed via a "will-serve" letter. Therefore, the project will not exceed any wastewater treatment requirements.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

No Impact: The project does not include new or expanded water or wastewater treatment facilities. In addition, the project does not require the construction or expansion of water or wastewater treatment facilities. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects. Sewer infrastructure and capacity is available at the project site.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

No Impact: The project does not include new or expanded storm water drainage facilities. Moreover, the project does not involve any landform modification or require any source, treatment or structural Best Management Practices for storm water. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project will complete the development of Heritage Park as originally envisioned in the Master Plan. The project will utilize the existing water infrastructure that currently serves the project site and the increase in water demand would not affect water supplies or availability. The existing water facilities that serve this area will provide adequate potable water service for normal use and fire protection (Rudy Benitez, Jr., City of San Diego, October 7, 2008).

- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: In conjunction with filing a development application with the City of San Diego, the Applicant will be required to obtain a "will-serve" letter from the City Waste Water Department which would confirm that adequate sewer capacity is available at the site. Wastewater from the project would be treated at the Point Loma Wastewater Treatment Plan, which has a treatment capacity of 240 million gallons per day and currently treats approximately 175 million gallons per day.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the

California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

- g) Comply with federal, state, and local statutes and regulations related to solid waste?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project will deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict

the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. There is no substantial evidence that there are biological or cultural resources that are affected or associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

The following list of past, present and future projects were considered and evaluated as a part of this Initial Study:

PROJECT NAME	PERMIT/MAP NUMBER
Mormon Battalion Renovation - No change in use (Museum, Visitor Center)	N/A
2484 Congress Street Parking Lot CUP - On Hold	N/A

Source: Vicki White, Community Planner, Old Town Community Plan Area, 2008

Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVI of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there is no substantial evidence that there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII Hydrology and Water Quality XI. Noise, XII. Population and Housing, and XV. Transportation and Traffic. As a result of this evaluation, there is no substantial evidence that there are adverse effects on human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

XVIII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

AESTHETICS

California Street and Highways Code [California Street and Highways Code, Section 260-283. (<http://www.leginfo.ca.gov/>)

California Scenic Highway Program, California Streets and Highways Code, Section 260-283. (<http://www.dot.ca.gov/hq/LandArch/scenic/scpr.htm>)

County of San Diego, Department of General Services. The Zoning Ordinance of San Diego County. Sections 5200-5299; 5700-5799; 5900-5910, 6322-6326. ((www.co.san-diego.ca.us)

County of San Diego, Board Policy I-73: Hillside Development Policy. (www.co.san-diego.ca.us)

County of San Diego, Board Policy I-104: Policy and Procedures for Preparation of Community Design Guidelines, Section 396.10 of the County Administrative Code and Section 5750 et seq. of the County Zoning Ordinance. (www.co.san-diego.ca.us)

County of San Diego, General Plan, Scenic Highway Element VI and Scenic Highway Program. (ceres.ca.gov)

County of San Diego Light Pollution Code, Title 5, Division 9 (Sections 59.101-59.115 of the County Code of Regulatory Ordinances) as added by Ordinance No 6900, effective January 18, 1985, and amended July 17, 1986 by Ordinance No. 7155. (www.amlegal.com)

County of San Diego Wireless Communications Ordinance [San Diego County Code of Regulatory Ordinances. (www.amlegal.com)

Design Review Guidelines for the Communities of San Diego County. (Alpine, Bonsall, Fallbrook, Julian, Lakeside, Ramona, Spring Valley, Sweetwater, Valley Center).

Federal Communications Commission, Telecommunications Act of 1996 [Telecommunications Act of 1996, Pub. LA.

No. 104-104, 110 Stat. 56 (1996).

(<http://www.fcc.gov/Reports/tcom1996.txt>)

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International Light Inc., Light Measurement Handbook, 1997. (www.intl-light.com)

Rensselaer Polytechnic Institute, Lighting Research Center, National Lighting Product Information Program (NLPPI), Lighting Answers, Volume 7, Issue 2, March 2003. (www.lrc.rpi.edu)

US Census Bureau, Census 2000, Urbanized Area Outline Map, San Diego, CA. (<http://www.census.gov/geo/www/maps/ua2kmaps.htm>)

US Department of the Interior, Bureau of Land Management (BLM) modified Visual Management System. (www.blm.gov)

US Department of Transportation, Federal Highway Administration (FHWA) Visual Impact Assessment for Highway Projects.

US Department of Transportation, National Highway System Act of 1995 [Title III, Section 304. Design Criteria for the National Highway System. (<http://www.fhwa.dot.gov/legregs/nhsdatoc.html>)

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California Department of Conservation, Office of Land Conversion, "California Agricultural Land Evaluation and Site Assessment Model Instruction Manual," 1997. (www.consrv.ca.gov)

California Farmland Conservancy Program, 1996.
(www.consrv.ca.gov)

California Land Conservation (Williamson) Act, 1965.
(www.ceres.ca.gov, www.consrv.ca.gov)

California Right to Farm Act, as amended 1996.
(www.qp.gov.bc.ca)

County of San Diego Agricultural Enterprises and Consumer Information Ordinance, 1994, Title 6, Division 3, Ch. 4. Sections 63.401-63.408. (www.amlegal.com)

County of San Diego, Department of Agriculture, Weights and Measures, "2002 Crop Statistics and Annual Report," 2002. (www.sdcountry.ca.gov)

United States Department of Agriculture, Natural Resource Conservation Service LESA System.
(www.nrcs.usda.gov, www.swcs.org).

United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973. (soils.usda.gov)

AIR QUALITY

CEQA Air Quality Analysis Guidance Handbook, South Coast Air Quality Management District, Revised November 1993. (www.aqmd.gov)

County of San Diego Air Pollution Control District's Rules and Regulations, updated August 2003. (www.co.san-diego.ca.us)

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California Department of Fish and Game (CDFG). Southern California Coastal Sage Scrub Natural Community Conservation Planning Process Guidelines. CDFG and California Resources Agency, Sacramento, California. 1993. (www.dfg.ca.gov)

County of San Diego, An Ordinance Amending the San Diego County Code to Establish a Process for Issuance of the Coastal Sage Scrub Habitat Loss Permits and Declaring the Urgency Thereof to Take Effect Immediately, Ordinance No. 8365. 1994, Title 8, Div 6, Ch. 1. Sections 86.101-86.105, 87.202.2. (www.amlegal.com)

County of San Diego, Biological Mitigation Ordinance, Ord. Nos. 8845, 9246, 1998 (new series). (www.co.san-diego.ca.us)

County of San Diego, Implementing Agreement by and between United States Fish and Wildlife Service, California Department of Fish and Game and County of San Diego. County of San Diego, Multiple Species Conservation Program, 1998.

County of San Diego, Multiple Species Conservation Program, County of San Diego Subarea Plan, 1997.

Holland, R.R. Preliminary Descriptions of the Terrestrial Natural Communities of California. State of California, Resources Agency, Department of Fish and Game, Sacramento, California, 1986.

Memorandum of Understanding [Agreement Between United States Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG), California Department of Forestry and Fire Protection (CDF), San

Diego County Fire Chief's Association and the Fire District's Association of San Diego County.

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(<http://www.wes.army.mil/>)

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(endangered.fws.gov)

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California Health & Safety Code. §18950-18961, State Historic Building Code. (www.leginfo.ca.gov)

California Health & Safety Code. §5020-5029, Historical Resources. (www.leginfo.ca.gov)

California Health & Safety Code. §7050.5, Human Remains. (www.leginfo.ca.gov)

California Native American Graves Protection and Repatriation Act, (AB 978), 2001. (www.leginfo.ca.gov)

California Public Resources Code §5024.1, Register of Historical Resources. (www.leginfo.ca.gov)

California Public Resources Code. §5031-5033, State Landmarks. (www.leginfo.ca.gov)

California Public Resources Code. §5097-5097.6, Archaeological, Paleontological, and Historic Sites. (www.leginfo.ca.gov)

California Public Resources Code. §5097.9-5097.991, Native American Heritage. (www.leginfo.ca.gov)

City of San Diego. Paleontological Guidelines. (revised) August 1998.

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